



Comply With New York City's Local Law 84 Using Taylor's *UtilityModule*

Taylor Consulting, through the use of its proprietary, online software, *UtilityModule*, is now offering a way for New York City businesses to comply with local law 84. This law, which was enacted by the City of New York to benchmark energy costs, places the burden on property owners to report how much electricity, natural gas, steam, fuel oil and water their buildings consume. Reporting requirements are annual but tracking of consumption is best done monthly. Taylor Consulting will not only track consumption each month, we will upload the information to Energy Star's Portfolio Manager and submit the data to the City so that compliance requirements are met.

UtilityModule will give owners and managers of property throughout New York City the ability to track consumption and cost, as well as recognize properties that are inefficient or performing below comparable properties. *UtilityModule* simplifies compliance requirements of Local Law 84 for property owners and managers while Taylor Consulting's overall services provide the necessary tools to become more cost effective and efficient consumers of energy.

For more information, go to www.taylorcc.com and see the attached information on *UtilityModule*.



effective

UtilityModule

POWERING YOUR BUSINESS

comprehensive
strategic



The System

UtilityModule is a state-of-the-art utility management system designed to help end-users better manage and control their utility expenses. This internet-based system provides access to critical information such as utility rates, contract supply rates and consumption history. Added functions include accounting, finance and third-party contract management. This powerful system puts critical information at your fingertips when you need it and how you want it. Best of all, its easy to use interface turns some of the most difficult aspects of energy expense management into simple to read and easy to understand reports.

UtilityModule allows internet-based access to a host of your facilities utility information. Regardless of whether you manage a single facility or hundreds of facilities across the country, our system provides you with an array of property information, including annual budgets, daily re-projections, year-end forecasts, accruals, budget tracking reports and savings analyses. UtilityModule also maintains two years of historical information online at all times, providing the ability to compare costs and consumption year-over-year.

When you combine UtilityModule's data tracking system with our EnergyAuctions platform, you are able to further control overall expenses by gaining access to an array of deregulated suppliers. EnergyAuctions uses a reverse auction bidding process to secure the most competitive rate in each market where you have facilities located.

System capabilities include tracking electricity, natural gas, water, sewer, steam and all deregulated supplier contracts



The Process

Data Collection

Collection of data such as utility bills and existing deregulated supply contracts, plus access to online utility websites allow us to build historical information and gain access to utility and supply information going forward. Through the data collection process, usage patterns are established and rates and historical trends analyzed so we can provide the foundation to help you control your energy costs.

Strategic Plan

Once the data is collected and inputted into our system, we develop a blueprint of ways to better control your energy costs. Potential savings opportunities are identified and meetings scheduled to formulate both short-term and long-term plans which match the goals of the organization. Strategic planning includes a full risk analysis of current strategies and matching them with the risk tolerance of the organization.

Action Plan

Once a strategic plan is formulated and agreed upon, issues are identified, problems corrected and the action items set. These items may include identification of deregulated market opportunities, utility rate analysis and tariff review, budget re-alignments and revamped hedging strategy.

Implementation and Release

Upon final review of all data collected, strategic plan and identified plan of action, we roll out our system to you. This includes a full release of UtilityModule to all identified users within the organization, complete training on the system, and creation of standardized reporting. Quarterly or semi-annual review meetings are scheduled and the creation of a purchasing strategy rounds out the formal process. UtilityModule, EnergyAuctions and our extensive market expertise bring a powerful program to the forefront of your organization's energy management strategy.

Case Study #74

A large, national property management firm with sixty-seven properties located across thirteen states with almost 10,000 meters completed a full integration of UtilityModule throughout its entire portfolio. Prior to switching service over to Taylor and UtilityModule, it relied on each property to input and track its own utility expenses. This led to inconsistent data entry procedures which created problems with budgeting, forecasting and tracking of actual expenses.

Without a unified approach to tracking expenses, the company was not able to implement standard procedures throughout the entire portfolio, leading to delays in processing and paying invoices and an inability to monitor the success or failure of energy efficiency projects which had been completed. During the implementation of UtilityModule, billing errors were itemized, savings opportunities were identified, excess charges were found and recovered, and opportunities in deregulated markets were quantified.

Taylor staff promptly responded to these issues with the client and together they were able to streamline processes, standardize procedures and simplify decision making, resulting in lower operating costs, quicker bill payment process and stabilization of utility expenses. With Taylor in place as a valued partner in the management of utility expenses, this client was able to take something that was often looked at with frustration and uncertainty and transform it into information that is easy to access and understand. Start-up to full release of the system to the client was only 70 days. Comments were overwhelmingly positive and ranged from "This was surprisingly painless!" to "Wow, you cover everything!"

UtilityModule has provided the customer a wide array of benefits including confirmation of savings realized in energy efficiency projects, increased efficiencies through integration with accounts payable system, and state of the art utility data tracking.

Features and Benefits

Alarms

UtilityModule offers an automated alarm feature which notifies key personnel at the site level and/or at corporate offices of potential problems with actual expenses as compared to preset budgets. Alarms look at variances in cost and consumption that are set by the client with assistance from Taylor. These alerts notify you of possible problems which may result in budget busting costs early in the year, allowing corrections to be made while there is still time to avoid disastrous results at year-end. Other alarms include estimated reads, contract expirations and preset market triggers so that purchasing decisions are not left up to chance.

ReportBuilder

Having information accessible when and how you want it makes it easier to understand costs; but more importantly, makes it easier to better manage those costs. ReportBuilder allows you to produce your own management level reports directly in UtilityModule and download them to your computer so you can quantify and analyze both past results and future projections.

Payables

Through UtilityModule, you have the option to turn over a payable function to Taylor. Utility invoices are sent directly to Taylor, entered in the system and then made available for download as a csv file which you can upload into your payables system. You maintain control of the payment process but we handle the data entry portion, saving you time and money.

Market Monitoring

Taylor monitors all energy markets on a daily basis. Through our nightly email system, you gain access to daily trading activity for commodities like natural gas, electricity, heating oil and crude oil. These leading indicators give you a feel for the direction of energy markets that are the basis for future purchasing decisions.

How You Save

Increased Efficiency

Real Time Information

Comprehensive Tools

Strategic Forecasting

Enhanced Auditing

Powerful Reporting

Effective Analysis



Learn more at www.taylorcc.com
or call (877) 237-9936

